

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER CITY OF BOSTON AND
BOSTON HOUSING AUTHORITY PARCELS AT COLUMBIA POINT

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has been designated by the Mayor as the City agency responsible for coordinating planning and implementation of public improvements and private redevelopment of the Columbia Point Peninsula; and

WHEREAS, the Authority has entered into a Peninsula Development Agreement with the Boston Housing Authority (BHA) and the Columbia Point Community Task Force (CPCTF) calling for it to jointly plan and develop City of Boston and Boston Housing Authority property (the "Development Site") on the peninsula; and

WHEREAS, the Authority is responsible as Agent for the City of Boston for the administration of \$25 million in Urban Development Action Grant Funds, awarded and pending, to be used for public improvements and to assist in the private redevelopment of housing at Columbia Point; and

WHEREAS, the Authority will be called upon throughout the redevelopment of Columbia Point for design review, zoning approvals, tax agreements pursuant to M.G.L. Chapter 121A, and creation and approval of a contemplated Urban Renewal Plan; and

WHEREAS, the Authority is a party to the Columbia Point Resident Rehousing Agreement, dated April 8, 1981 and approved by the United States Department of Housing and Urban Development on September 3, 1982; and

WHEREAS, the Authority participated in the joint issuance of a Request for Developer Proposals on September 12, 1982, as approved by the Authority on August 26, 1982; and

WHEREAS, a Massachusetts limited partnership, hereinafter referred to as the "Partnership" or the "Redeveloper", to consist of Corcoran, Mullins, Jennison, Inc., National Housing Partnerships, Columbia Point Community Task Force, Peabody Construction Company, Inc., John B. Cruz, Inc., and Housing Associates, has submitted a satisfactory proposal for the redevelopment of the Development Site in response to the Request for Developer Proposals; and

WHEREAS, the selection of the Redeveloper has included the participation of the Area and Regional Offices and Headquarters of the U.S. Department of Housing and Urban Redevelopment; and

WHEREAS, the BHA and CPCTF have agreed to tentatively designate the Partnership as Redeveloper of the Development Site;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That a Massachusetts limited partnership, hereinafter referred to as the "Partnership" or the "Redeveloper", to consist of Corcoran, Mullins, Jennison, Inc., National Housing Partnerships, Columbia Point Community Task Force, Peabody Construction Company, Inc., John B. Cruz, Inc., and Housing Associates, be and hereby is tentatively designated as Redeveloper of the Development Site at Columbia Point subject to the Columbia Point Developer Selection Memorandum of Understanding Among the Boston Housing Authority, the Boston Redevelopment Authority, and Columbia Point Community Task Force, Inc., the Request for Developer Proposals jointly issued by the above-mentioned three parties on September 12, 1982, the Columbia Point Resident Rehousing Agreement dated April 18, 1981 and approved by the U.S. Department of Housing and Urban Development on September 3, 1982, and the following conditions:
 - a) The submission by the designee within thirty (30) days of the date hereof in form satisfactory to the Authority:
 - (i) Duly authorized signature by all partners of the Partnership of the Columbia Point Development Selection Memorandum of Understanding Among the Boston Housing Authority, the Boston Redevelopment Authority and Columbia Point Community Task Force, Inc.; and
 - (ii) Letter of Intent to Proceed; and
 - (iii) Concurrent with the Letter of Intent to Proceed, an irrevocable letter of credit made payable to the Boston Redevelopment Authority and the Boston Housing Authority in the amount of \$100,000 to be held on deposit by the Boston Redevelopment Authority subject to the terms and conditions of the Request for Developer Proposals, dated September 12, 1982; and
 - b) The submission by the designee within three (3) months of the date hereof in form satisfactory to the Authority:
 - (i) A revised development plan covering financing, interim and permanent management, relocation, construction staging, interim rehabilitation, affirmative action, and social and recreational services; and
 - (ii) A finalized design concept and preliminary site plan for the Development Site and a phasing plan; and
 - c) Based on the submissions enumerated in paragraph (b) above, execution within three (3) months hereof of a Development Agreement between the Partnership, the Authority, and the BHA, establishing a development schedule and the responsibilities of the developer and the public parties in the implementation of the over-all development plan; and

- d) The submission by the Redeveloper within six (6) months of the date hereof of Design Development Drawings; and
 - e) The submission by the Redeveloper within twelve (12) months of the date hereof evidence satisfactory to the Authority of the availability of firm financial commitments; and
 - f) Satisfactory negotiation of an agreement between the Redeveloper and the CPCTF regarding the manner of participation of the CPCTF in the development and management of the project; and
 - g) Satisfactory negotiation of Land Disposition Agreements with the Authority and the BHA within twelve (12) months of the date hereof; and
 - h) Compliance by the Authority and the Redeveloper with any and all applicable ordinances, statutes, and rules and regulations concerning the protection of the environment, including the recommendations of the Final Environmental Impact Report.
- 2. That the Director of the Authority is hereby authorized to execute a Development Agreement, described above in paragraph 1(c), on behalf of the Authority.
 - 3. That it is hereby determined that the Partnership possesses the qualifications and financial resources necessary to acquire and redevelop the Development Site in accordance with their proposals and the development guidelines set out in the joint Request for Developer Proposals issued by the Authority, BHA, and CPCTF on September 12, 1982.
 - 4. That all practical and feasible means shall be utilized to avoid or minimize damage to the environment and to minimize the consumption of fossil fuels by the new development.
 - 5. That in the event the Redeveloper does not comply with any part of the schedule set out in above paragraphs (a), (b), (c), (d), (e), and (g), the tentative designation of the Redeveloper may be withdrawn by the Authority.

Columbia Point Development Proposal Summary

Space Program

1,200-1,600 units of housing, including a minimum of 400 permanently guaranteed family and elderly low income units, 400 moderate income units with the balance being market rate.

Limited retail space to service the new community.

New community building and management office building, including space for recreational uses and elderly and other social services.

New and expanded outdoor recreational facilities, including playing fields, pools, walks, and public access to the waterfront via a public recreational easement.

Parking adequate to service the community, partially surface and partially structured.

Site Plan

By demolishing 40-60% of the existing 30 buildings at the site (thereby redistributing available open space), rehabilitating remaining buildings, and selectively adding new construction, the density of the site will be reduced, views to the water opened up, circulation and security improved, and recreation facilities made more accessible. Significant amounts of new landscaping are planned.

Financials

\$10 million
20.5 million
Plus

- Urban Initiatives Funds
- Urban Development Action Grant
- Contributed Developer's Fees
- Syndication Proceeds
- U.S. Department of Housing and Urban Development Subsidy
- Massachusetts Executive Office of Communities and Development Subsidy
- Traditional Construction Financing

Leading the development team (the "Partnership") as managing general partner will be Corcoran, Mullins, Jennison, Inc., (CMJ) a Quincy firm responsible for the development of over 4,000 units of housing and, in conjunction with others, the new Bayside Exposition and Apparel Centers at Columbia Point. CMJ brings special management and community relations expertise to the project as redevelopers of America Park in Lynn, Massachusetts. Formerly a badly deteriorated public housing project, America Park is now a successful mixed income, integrated community known as King's Lynn.

National Housing Partnerships, a for-profit corporation Congressionally chartered to produce low and moderate income housing, has helped produce over 60,000 such units since its creation under the 1968 Housing Act. Based in Washington, D.C., it brings substantial financial strength to the team.

Peabody Construction Company, Inc. is one of New England's largest builders, having produced over 13,00 apartments of subsidized housing in the last decade. The Boston-based John B. Cruz, Inc. is Massachusetts' oldest and largest, minority-owned contractor. Housing Associates, a Boston development and consulting firm will serve to coordinate team members and bring a high level of expertise and creativity to the planning and implementation phases of the project.

Finally, the Columbia Point Community Task Force itself will become a general partner in the Partnership after fulfilling its public approval role during the period between tentative and final designation.

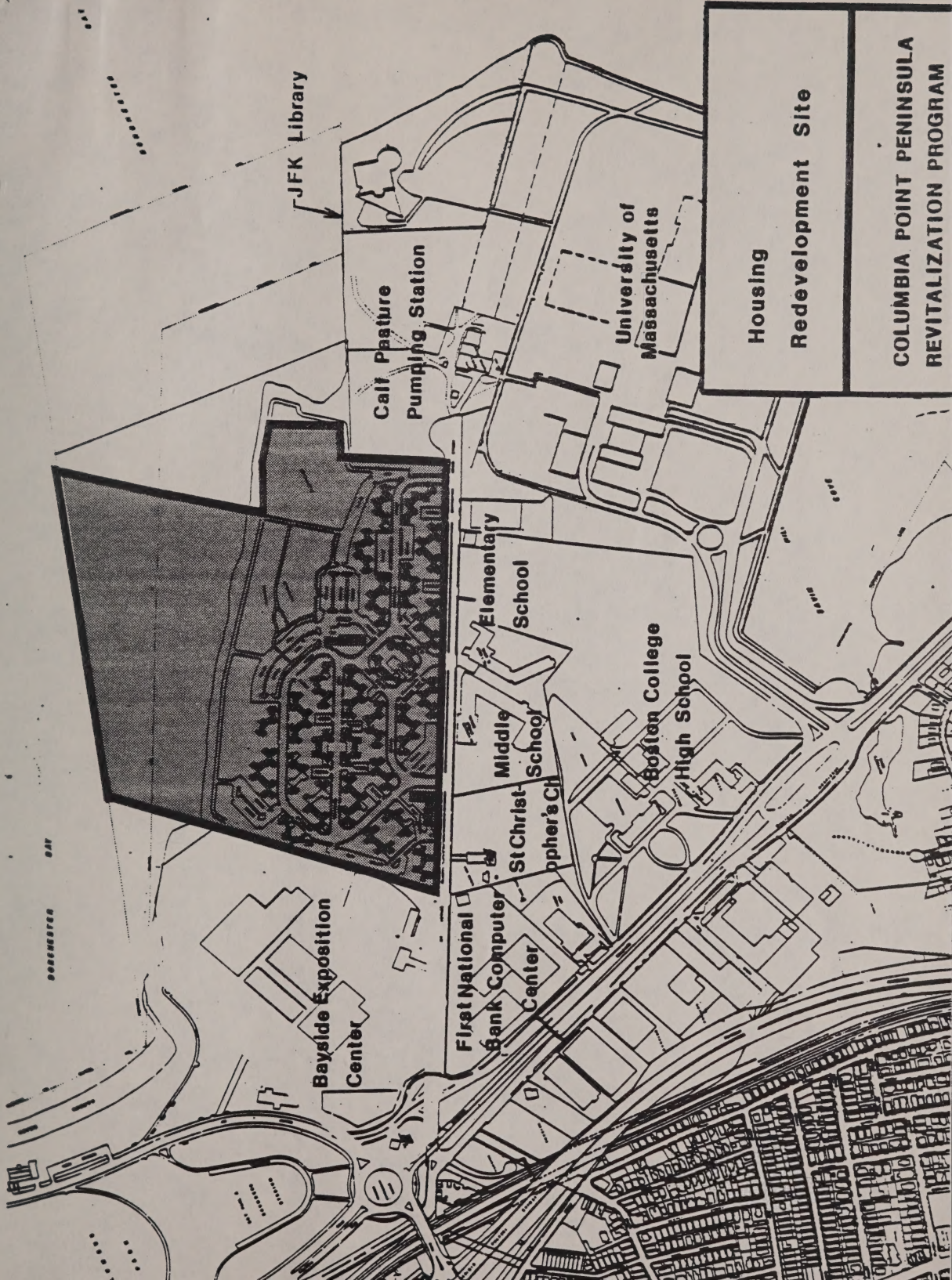
Site planning and architectural work will be performed by Goody, Clancy & Associates, Inc., and Mintz Associates Architects/Planners, Inc., both Boston firms.

The development team has accepted the terms of the Resident Rehousing Agreement and the Columbia Point Developer Selection Memorandum of Understanding Among the Boston Housing Authority, the Boston Redevelopment Authority, and Columbia Point Community Task Force, Inc., which is before the Authority today and which establishes the requirements for the maintenance of low income housing and protection of the current residents.

Since separate proposals, both excellent, were submitted by the two finalists, certain details of the plan must be revised. It is considered, however, that the development team has ample expertise, experience, financial resources, and commitment necessary to successfully and expeditiously undertake and complete the proposed project. Accordingly, it is recommended that the Authority tentatively designate the Partnership as Redeveloper of the City of Boston parcel and adjacent Boston Housing Authority parcel at Columbia Point.

An appropriate resolution is attached, which resolution contains several conditions of the designation.

Attachments



Housing

Redevelopment Site

COLUMBIA POINT PENINSULA
REVITALIZATION PROGRAM